

Single Family Residence **RESIDENTIAL**

712 PLANTATION DR

RINCON, GA 31326

\$350,142 TopHap Estimate · \$171 / ft² · confidence 93 · as of Jul 14, 2026



2

BATHS

2,046 ft²

LIVING AREA

0.55 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

VALUATION

\$350K

\$324K low

\$376K high

Est. Owner Equity

\$190,142

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$3,077 (2025)
Assessed Value	\$111,730
Previous Assessed	\$122,939
Assessor Market Value	\$279,326

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes

Deck · 144 ft²

Porch · 132 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

92

HEAT

81

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2013	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ebenezer Middle School	Middle	6–8	2.5 mi
Ebenezer Elementary School	Elementary	PK–5	2.5 mi
Effingham County High School	High	9–12	8.2 mi

District: Effingham County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 31326

107 CRIME INDEX	65 AIR POLLUTION	26,696 POPULATION	\$91K MEDIAN IN-COME	66°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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